

MINUTES
OXNARD PLANNING COMMISSION
Thursday, May 4, 2023

A. ROLL CALL

1. At 6:00 p.m., the Oxnard Planning Commission convened in the Oxnard Chambers.
2. Chair Arruejo, Vice Chair Stewart, Commissioners Chavez, Nash, Connelly, Zielsdorf and Lopez were present. Commissioner Chavez was absent.
3. Staff members present were; Ken Rozell, Chief Assistant City Attorney; Joe Pearson II, Planning Environmental Services Manager; Daniel Houck, Associate Planner; and Miriam Loera, Administrative Services Specialist.
4. Chair Arruejo presided and called the meeting to order.

B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES

1. Joe Pearson II, Planning Environmental Services Manager led the pledge of allegiance

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. NONE.

D. CONSENT AGENDA

1. NONE

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. NONE

F. PUBLIC HEARING

1. **Project Name: Catamaran Duplex Parcel Map Waiver;** Planning and Zoning Permit Nos. 21-300-05 (Tentative Parcel Map for a Parcel Map Waiver) and 21-400-04 (Coastal Development Permit), located at 1001 Catamaran Street (APN: 196-0-031-065). A request to divide a parcel for condominium purposes that has an existing two-story 4,728 square-foot duplex building. The Project is located at 1001 Catamaran Street within the Coastal Multiple-Family (R-2-C) zone within the Oxnard Dunes Neighborhood. Filed by Arthur Tamazyan, on behalf of property owner TMZN Holding, LLC, 6735 Yucca Street, Unit 202, Los Angeles, California, 90028.

City Staff: Daniel Houck, Associate Planner

Recommendation: That the Planning Commission:

- a. Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15315 (Minor Land Divisions); and

- b. Adopt Resolution 2023-22 approving Planning and Zoning Permit Nos. 21-300-05 for a Parcel Map Waiver and 21-400-04 (Coastal Development Permit), subject to certain findings and conditions.

Daniel Houck, Assistant Planner, provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/l3CqmdlX8D4>

City Staff Daniel Houck, Associate Planner, Joe Pearson II, Planning & Environmental Services Manager and Ken Rozell, Chief Assistant City Attorney were available for questions.

The applicant Arthur Tamazian was also present and available for questions.

No verbal comments and questions were received by Commissioners or Staff

Chair Arruejo opened the public comments portion of the public hearing.

No public verbal comment received

Chair Arruejo closed the public comments portion of the public hearing.

MOTION:

Commissioner Nash moved and Commissioner Dr. Lopez seconded the motion to find the project to be categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15315 (Minor Land Divisions); and Adopt Resolution 2023-22 approving Planning and Zoning Permit Nos. 21-300-05 for a Parcel Map Waiver and 21-400-04 (Coastal Development Permit), subject to certain findings and conditions.

VOTE:

Chair Arruejo, Vice Chair Stewart, Commissioner Dr. Lopez, Connelly, Nash and Zielsdorf. Commissioner Chavez was absent. The motion carried 6:0:1:0:0

2. **Project Name: Casa Aliento Major Modification and Map;** Planning and Zoning Permit Nos. 23-550-01 (Major Modification to Planned Development Permit No. 78) and 22-300-04 (Tentative Parcel Map), Property Located at 1245-1255 North Oxnard Boulevard; APNs: 200-0-082-220 & 230. The proposed project includes a development proposal to subdivide the existing 1.81 acre lot to create two parcels. Parcel 1 (0.58 Acres) will contain the existing Denny's restaurant and associated parking lot. Parcel 2 (1.23 Acres) will contain the approved Casa Aliento residential development and associated parking and open spaces areas. The project also includes a request for administrative parking relief to decrease the number of required parking spaces on Parcel 1 (Denny's) from 47 to 45 and to allow for 11 compact parking spaces, in accordance with Section 16-561 of the Oxnard City Code. No new buildings are proposed. The property is zoned as General Commercial Planned Development (C-2-PD).

City Staff: Joe Pearson II, AICP, Planning Manager

Recommendation: That the Planning Commission:

- a. Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Existing Facilities) and 15315 (Minor Land Divisions); and
- b. Adopt Resolution 2023-23 recommending the City Council Approve Planning and Zoning Permit No. 22-300-04 (Parcel Map), subject to certain findings and conditions; and
- c. Adopt Resolution 2023-24 approving Planning and Zoning Permit No. 23-550-01 (Major Modification to Planned Development Permit No. 78), subject to certain findings and conditions.

Joe Pearson II, Planning & Environmental Services Manager, provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/qteFBOQPfts>

City Staff: Joe Pearson II, Planning & Environmental Services Manager and Ken Rozell, Chief Assistant City Attorney were available for questions.

Joe Pearson II gave an update on the parking plan and resolution to the parcel map to remove condition 12.

Yianeth Saenz-Solis Applicant was present and available for questions.

Verbal comments and questions were received by Commissioner Nash regarding compact parking.

Chair Arruejo opened the public comments portion of the public hearing.

No public verbal comments received.

Chair Arruejo closed the public comments portion of the public hearing.

Discussion ensued among the Commissioners and staff about several topics, including: parking and location.

MOTION:

Commissioner Nash moved and Commissioner Dr. Lopez seconded the motion to find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15301 (Existing Facilities) and 15315 (Minor Land Divisions); and adopt Resolution 2023-23 recommending the City Council Approve Planning and Zoning Permit No. 22-300-04 (Parcel Map), subject to certain findings and conditions; and adopt Resolution 2023-24 approving Planning and Zoning Permit No. 23-550-01 (Major Modification to Planned Development Permit No. 78), subject to certain findings and conditions and to remove condition 12.

VOTE:

Chair Arruejo, Vice Chair Steward, Commissioner, Dr. Lopez, Connelly, Nash and Zielsdorf. Commissioner Chavez was absent. The motion carried 6:0:1:0:0.

G. STUDY SESSION/REPORTS

1. None

H. PLANNING COMMISSION BUSINESS

1. Chair Arruejo commented on Asian Pacific American History month and many events that will be happening throughout the month.

I. COMMUNITY DEVELOPMENT STAFF UPDATES

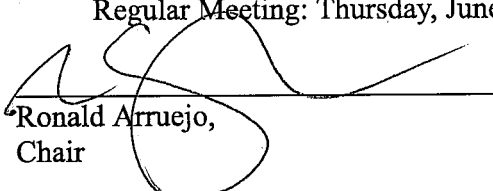
1. Joe Pearson II addressed the upcoming meeting for May 18, 2023 which will be canceled.

J. ADJOURNMENT

1. At 6:18 p.m., the Planning Commission concurred to adjourn.

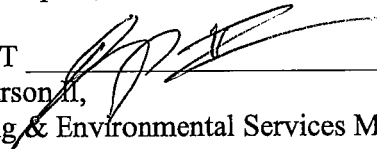
FUTURE MEETINGS

Regular Meeting: Thursday, June 1, 2023, 6:00 p.m., Oxnard Chambers



Ronald Arruejo,
Chair

ATTEST



Joe Pearson II,
Planning & Environmental Services Manager